

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.7**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **The Grout House; Bestle House**
6. Current building name: **Haynes House**
7. Building address: **444 Collyer St. / 255 5th Ave.**
8. Owner name: **Blake D. Haynes**
Owner address: **4708 Highland Dr.**
Longmont, CO 80503

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **NE¹/₄** of **NW¹/₄** of **SE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **4446097**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **1** Block: **48**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet: **876 square feet**
16. Number of stories: **Two**
17. Primary external wall material
Stucco
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Decorative Cornice
Chimney
Porches
Fence

22. Architectural style /
building type:

**Late Victorian /
Italianate**

21. General Architectural Description

Reportedly built in 1872, the impressive two-story dwelling at 444 Collyer Street is one of Longmont's earliest, and most architecturally and historically significant, homes. Located on a spacious lot at the southeast corner of Collyer Street and 5th Avenue, this house was the Eastside neighborhood's first dwelling. In addition to the original 1872 residence, the property also includes a carriage house (now a separate residence with the address, 255 5th Avenue), a garage, and a shed. The dwelling, which traditionally housed two separate residences, has two primary entrances fronting toward Collyer on the west elevation, and one primary entrance fronting toward 5th Avenue on the north elevation. Supported by a low stone foundation, the house features thick solid walls, built of native grout, and finished on the exterior with a light grey color stucco. The roof is formed by low-pitched intersecting hipped forms, with shed-roofed extensions to the south and east elevations. The roof is covered with grey asphalt shingles, and there are paired scrolled brackets beneath the eaves. One red brick chimney is located on the north-facing roof slope. All of the building's windows feature painted blue wood frames and surrounds, stuccoed sills, and flat arches. Most of the windows are either single 1/1 or 2/2 double-hung sash, with some 2-light and 6-light hoppers or fixed-panes. Two virtually identical entries, on the west elevation, open onto small sandstone porches, covered by hipped roofs. Both of these entries feature a painted blue wood-paneled door, with distinctive vertically-oriented lights. The other primary entry, located on the north elevation, opens onto a small concrete porch, and is also covered by a hipped porch roof. This entry features a painted blue wood-paneled door with two vertical, rounded, upper sash lights. On the house's east elevation there are large first and second story screened-in porches, with the second story screened-in porch reached by a wood stairway.

Carriage House

The former carriage house for this property is now a separate residence with the address of 255 5th Avenue. Built between 1900 and 1906, this structure is located a short distance east of the southeast corner of the main dwelling at 444 Collyer Street. Featuring a one-story rectangular plan, the building measures 18' N-S by 33' E-W. Its exterior walls are formed by a combination of painted beige brick, laid in running bond, and painted beige horizontal wood siding. The building is covered by a steeply-pitched truncated hipped roof, covered with wood shingles and with boxed eaves. One tall red brick chimney is located near the center of the roof. Two single 2/2 double-hung sash windows, with painted blue wood frames and surrounds are located on the north elevation; two sets of paired 4-light windows with painted blue wood frames and surrounds are located on the east elevation. Two single painted blue wood-paneled entry doors, with painted blue wood screen doors, are located respectively on the north and west elevations. (The entry door on the north elevation leads into the building from a concrete stoop covered by a shed hood with knee brace supports; the door on the west elevation leads into the building from a concrete sidewalk covered by a gabled portico which connects with the house at 444 Collyer to the west.)

Garage

(Located ~23' east of the carriage house); one-story square plan; 18' by 18'; poured concrete slab foundation and floor; painted beige horizontal weatherboard exterior walls over wood frame construction; moderately-pitched front gable roof, covered with brown asphalt shingles and with exposed rafter ends; two sets of paired vertical wood plank garage doors, side hinged with metal strap hinges, located on the north elevation, open onto a gravel driveway which extends to 5th Avenue to the north.

Shed

(Located at the northeast corner of the property); one-story L-shaped plan, formed by a 13' by 16' main gabled portion, and a 7' by 11' shed-roofed extension to the north elevation; painted beige horizontal weatherboard exterior walls over wood frame construction; a single painted beige wood-paneled door is located on the west elevation; a single painted beige vertical wood plank door, side hinged with metal strap hinges, is also located on the west elevation; former garage or barn doors, located on the north elevation, are no longer in use.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This property is located at the southeast corner of Collyer Street and 5th Avenue in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Carriage House; Garage; Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1872**
Actual

Source of information:

"Longmont Historical Survey (and Streetscape Survey, Vol. II)" on file at the Colorado Historical Society - Office of Archaeology and Historic Preservation.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Albert Benson (possibly)

Source of information:
"Longmont Historical Survey (and Streetscape Survey, Vol. II)" on file at the Colorado Historical Society - Office of Archaeology and Historic Preservation.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Previous surveys conducted for this property indicate that the Italianate-style dwelling was constructed in 1872, and that Albert Benson was the original, or a very early, owner. Longmont water rent collection records provide documentation that the structure was definitely in existence by the early 1890s, and Sanborn Insurance maps indicate that dwelling's footprint has remained unchanged over the years. The Sanborn maps also indicate that the carriage house (255 5th Avenue) was constructed between 1900 and 1906, and that the garage and shed were built sometime between 1930 and 1956.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

This Italianate-style dwelling was reportedly constructed in 1872, the same year that Longmont's original townsite was platted, likely making it the earliest built house in Longmont's Eastside Neighborhood. According to Town of Longmont water rent collection records, and Longmont city directories, by the end of the 1890s, the property was owned by Christian G. and Jane M. Bestle. The property then remained associated with the Bestle family at least through the end of the 1930s.

Christian Gottlieb Bestle , and his wife Jane M. Bestle, were among the region's earliest pioneers, both having arrived in the area in 1864, seven years before the founding of the Chicago Colony, and eight years before the establishment of Longmont. Mr. Bestle had been born in Germany in December 1831. After immigrating to America, he arrived in the St. Vrain Valley in 1864. Jane M. Bestle (maiden name unknown) was born in Stetten, Germany on July 3, 1840. She immigrated to America with her family as a small child, and in 1864, she also arrived in what was to become the Longmont district of Colorado Territory. On June 7, 1871, Christian and Jane were united in marriage, and they subsequently lived in the Longmont area for the remainder of their lives. The Bestles homesteaded a property which later became known as the Betts farm before retiring to this house in Longmont in the late 1890s. The house may have originally been built as a single-family residence, however, by the early 1900s it had been divided into two separate residences with the addresses of 442 and 444 Collyer Street. The Bestle family lived in one residence while renting out the other for a number of years. Mr. Bestle passed away on April 22, 1912 at the age of eighty. Mrs. Bestle lived until December 20, 1931 when she passed away here in her home at 444 Collyer Street at the age of ninety-one.

Following the death of Jane Bestle, the home passed into the hands of her son and daughter-in-law, Joseph D. and Elsie M. Bestle. Longmont city directories indicate that Joseph and Elsie Bestle owned and lived here through the end of the 1930s, and they perhaps continued to own the property for some time after that. In the 1930s, Joseph was the Chief Engineer for the Longmont Municipal Diesel Auxiliary Plant. Joseph Bestle died in 1967, and his wife, Elsie, passed away in 1977.

From the late 1930s to the early 1950s, 444 Collyer was the home of Mrs. Irene Baller. The widow of Albert Baller, who had passed away in 1937, Irene was married to her second husband, Myron Webb of Salida, on September 22, 1949. The property here at 444 Collyer then apparently became entirely a rental during the 1950s, and even sat vacant for a time in 1960. The property was then acquired by Mrs. Eileen Harrington who lived and owned here until shortly before her death in August 1990. Mrs. Harrington had been born May 3, 1899 at Kalamazoo, Michigan, the daughter of Charles Griffing and Angelina (Lutch) Griffing. On April 19, 1917, she was married to Harold Harrington at Jackson, Michigan where Eileen subsequently worked as a telephone operator for many years. Mr. and Mrs. Harrington moved to Longmont in 1959. Harold then passed away just three years later. Following the death of Mrs. Harrington in 1990, this property has served as a rental, with two residences in the main house at 444 Collyer Street, and one residence in the former carriage house at 255 5th Avenue.

36. Sources of Information

"Albert Baller Dies on Coast Friday Evening." *Longmont Times-Call*, October 23, 1937, p. 1.

"Bestle." [Christian G. Bestle obituary] *Longmont Ledger*, April 26, 1912, p. 5.

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

"Eileen A. Harrington." [obituary] *Longmont Times-Call*, August 14, 1990, p. 7-A.

"Elsie M. Bestle." [obituary] *Longmont Times-Call*, December 12, 1977, p. 14.

"Jane M. Bestle, One of First Settlers of Longmont, is Dead." *Longmont Times-Call*, December 21, 1931, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Retired Farmer Taken by Death." [Jacob Haas obituary] *Longmont Times-Call*, October 4, 1949, p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

xx 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1872-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house may be considered potentially eligible for inclusion in the National and State Registers of Historic Places under Criteria A and C. The property is historically significant under Criterion A for its exceptionally early date of construction, and for its long association with Longmont's residential development during the period of significance, 1872-1953. Built the same year Longmont's original townsite was platted, this dwelling was very probably the Eastside Neighborhood's first residence. The house is also architecturally significant, under Criterion C, for its fine representation of the Italianate style of architecture. Perhaps even more important, the house is architecturally significant for the excellent craftsmanship shown by its construction, and for its solid grout masonry construction. In addition to qualifying for State and National Register listing, the property also qualifies to be listed as a local landmark by the City of Longmont. Finally, the property also qualifies for listing in the National Register of Historic Places as a contributing resource located within the boundaries of the Longmont East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a relatively high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions and only minimal exterior alterations to the dwelling following the period of significance. The property's other buildings also all date from the period of significance, and also display above-average integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-25**

Frame(s): **24-30**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **February 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**